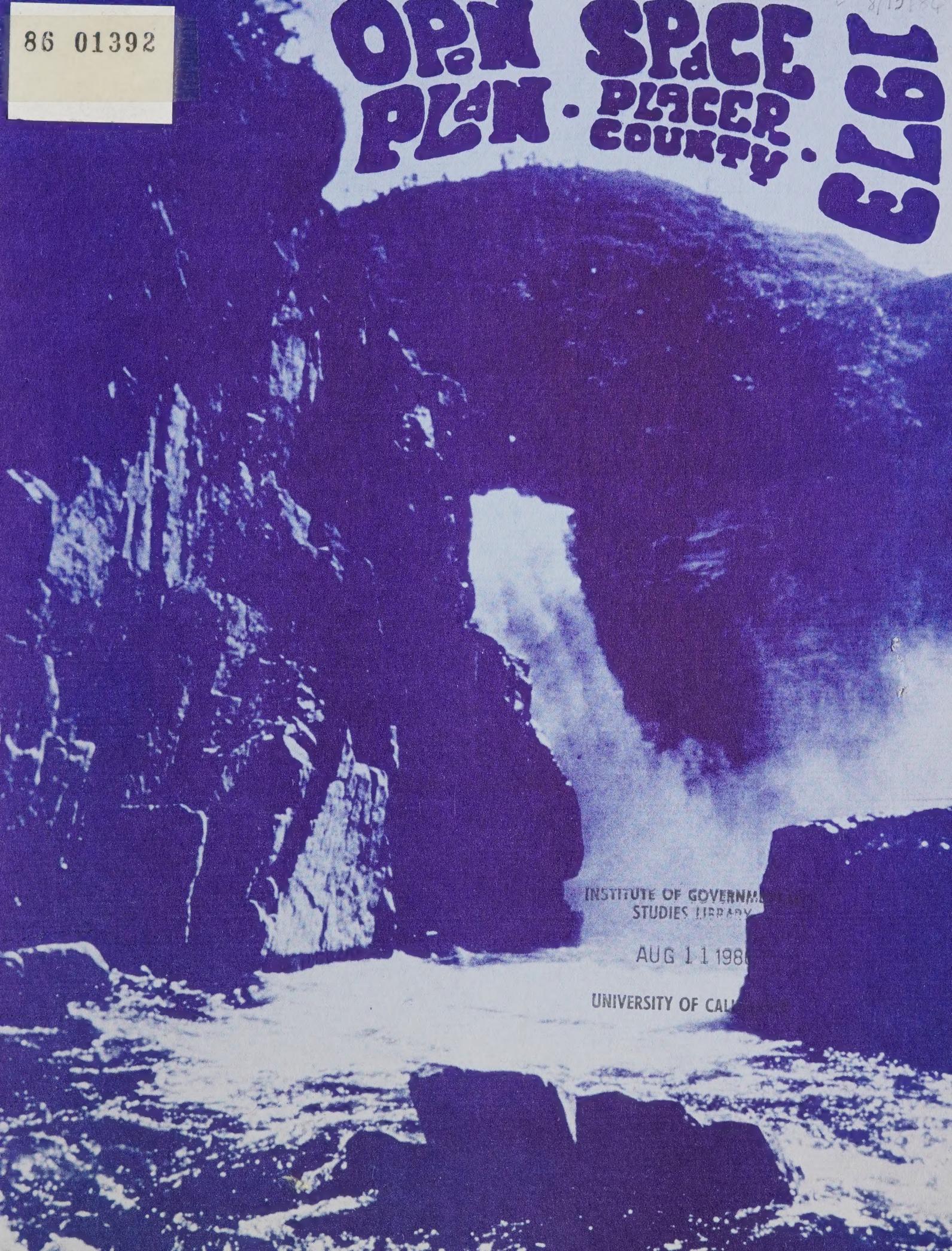


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OPEN SPACE PLAN · PLACER COUNTY



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OPEN SPACE
AND
CONSERVATION PLAN

A PLACER COUNTY GENERAL PLAN ELEMENT

JUNE, 1973

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INTRODUCTION

California Law requires that an Open Space Plan Element and Conservation Plan Element be adopted by the local jurisdiction on or before June 30, 1973.

On June 20, 1972, the Placer County Board of Supervisors passed Resolution No. 72-386 adopting an interim County-wide General Plan for the comprehensive and long-range preservation and conservation of Open Space land. This Resolution generally noted that Placer County had met all of the requirements of State law regarding the completion of work for an Open Space Plan Element and Conservation Element for the County, together with appropriate implementation processes. However, these had not been assembled together into one separate text for convenience of reference and public information.

In July, 1972, the Secretary of the Resources Agency of the State of California responded to this Resolution stating that Placer County had met all of the requirements for an Interim Open Space Plan and required that a distinct and separate Open Space Element text be completed and adopted by the Board of Supervisors prior to June 30, 1973.

On December 5, 1972, the Placer County Board of Supervisors adopted the County-wide Conservation Plan entitled, "Conservation and Recreation Plan, A Placer County General Plan Element." While this plan meets the requirements of State law for a Conservation Element, portions of it are excerpted in this text to provide ease of reference and reader convenience in correlating the Open Space Plan with the Conservation Plan for Placer County.

Because of the similarities in conservation action and planning for Open Space areas, a plan for Open Space and a plan for Conservation of Natural Resources in the County are difficult to separate. For that matter, "Open Space," "Conservation" and "Outdoor Recreation" are all terms that are mutually interdependent in long-range planning for Placer County. Therefore, in attempting to relate requirements of State law to the needs of Placer County, this Plan will not entirely separate policies for the protection of Open Space from provisions for the Conservation of Natural Resources and will present a view based on interchangeability of concepts for the achievement of these ends.

The Placer County General Plan, adopted December 5, 1967, was based on the protection and conservation of Placer County's natural and environmental amenities. Many of the policies embodied in that Plan reflect present requirements of State law. An example of this County's foresight is seen in the portion of the County-wide Plan discussing Water Development, which was written in cooperation with the Placer County Water Agency. This was done even though it was not a requirement of State law to coordinate with the County Water Agency until recently. In addition, the existing Placer County Zoning Ordinance, first adopted in 1964, contains zoning districts to be used in the specific implementation of an Open Space Element. Large areas of Placer County have been

precisely zoned in accordance with planned "Open Space" designations of the County-wide General Plan. Further, large areas of Placer County have been protected for Open Space and Agricultural use through the implementation of the Williamson Act and appropriate Agricultural zoning. Additional plan implementation tools such as subdivision and grading ordinances presently in effect, will be discussed later in this text.

Placer County's official position is that all of its plans and ordinances adopted to date serve to meet the requirements of State Law, particularly with respect to Open Space and Conservation Plan Elements. This text will provide a separate and distinct document providing for the protection of open space land and conservation of natural resources.

In summary, this Plan will serve as a comprehensive Open Space and Conservation Plan for the County. The five incorporated cities within Placer County are either preparing, or have prepared, Open Space plans for their jurisdictions and will adopt ordinances and policies providing for a necessary link in the coordination of planning between the incorporated and unincorporated areas of the County. In addition, the Tahoe Regional Planning Agency has prepared a text dealing with Conservation, Recreation, and Open Space planning within the Tahoe Basin. This plan, along with those of the five cities, will be overviewed within this text.

For the future, Placer County should continue to coordinate planning for Open Space and Conservation with the five cities of the County, together with the Tahoe Regional Planning Agency, the Sacramento Regional Area Planning Commission and those counties adjoining Placer County.

STATE REQUIREMENTS

The California Government Code, Section 65300 et. seq., provides for the required elements of a general plan to be prepared and adopted by the local government.

While there are nine required plan elements (land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highway, and safety), only those specific requirements related to the open space and conservation elements will be discussed herein, by section from State Law.

A. OPEN SPACE ELEMENT REQUIREMENTS AND POLICIES

65560 (a) "Local Open-Space Plan" is the Open Space Element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.

(b) "Open-Space Land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:

(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecological and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.

(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.

(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

65561 LEGISLATIVE FINDING AND DECLARATION

The Legislature finds and declares as follows:

- (a) That the preservation of open-space land, as defined in this article, is necessary not only for the maintenance of the economy of the state, but also for the assurance of the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources.
- (b) That discouraging premature and unnecessary conversion of open-space land to urban uses is a matter of public interest and will be of benefit to urban dwellers because it will discourage noncontiguous development patterns which unnecessarily increase the costs of community services to community residents.
- (c) That the anticipated increase in the population of the state demands that cities, counties, and the state at the earliest possible date make definite plans for the preservation of valuable open-space land and take positive action to carry out such plans by the adoption and strict administration of laws, ordinances, rules and regulations as authorized by this chapter or by other appropriate methods.
- (d) That in order to assure that the interests of all its people are met in the orderly growth and development of the state and the preservation and conservation of its resources, it is necessary to provide for the development by the state, regional agencies, counties and cities, including charter cities, of statewide coordinated plans for the conservation and preservation of open-space lands.
- (e) That for these reasons this article is necessary for the promotion of the general welfare and for the protection of the public interest in open-space land.

65562 INTENT OF LEGISLATURE

It is the intent of the Legislature in enacting this article:

- (a) To assure that cities and counties recognize that open-space land is a limited and valuable resource which must be conserved wherever possible.

(b) To assure that every city and county will prepare and carry out open-space plans which, along with state and regional open-space plans, will accomplish the objectives of a comprehensive open-space program.

65563 On or before June 30, 1973, every city and county shall prepare, adopt and submit to the Secretary of the Resources Agency a local open-space plan for the comprehensive and long-range preservation and conservation of open-space land within its jurisdiction. Every city and county shall by August 31, 1972, prepare, adopt and submit to the Secretary of the Resources Agency, an interim open-space plan, which shall be in effect until June 30, 1973, containing, but not limited to, the following:

(a) The officially adopted goals and policies which will guide the preparation and implementation of the open-space plan; and

(b) A program for orderly completion and adoption of the open-space plan by June 30, 1973, including a description of the methods by which open-space resources will be inventoried and conservation measures determined.

65564 ACTION PROGRAM

Every local open-space plan shall contain an action program consisting of specific programs which the legislative body intends to pursue in implementing its open-space plan.

65566 CONSISTENCY OF ACTION WITH LOCAL PLAN

Any action by a county or city by which open-space land or any interest therein is acquired or disposed of or its use restricted or regulated, whether or not pursuant to this part, must be consistent with the local open-space plan.

65567 CONSISTENCY OF PROPOSED CONSTRUCTION, SUBDIVISION OR ORDINANCE WITH LOCAL PLAN

No building permit may be issued, no subdivision map approved, and no open-space zoning ordinance adopted, unless the proposed construction, subdivision or ordinance is consistent with the local open-space plan.

B. CONSERVATION ELEMENT REQUIREMENTS

65302(d)

A conservation element [shall be prepared] for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element, including waters, shall be developed in coordination with any countywide water agency and with all district and city agencies which

have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. The conservation element may also cover:

- (1) The reclamation of land and waters
- (2) Flood control
- (3) Prevention and control of the pollution of streams and other waters
- (4) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan
- (5) Prevention, control, and correction of the erosion of soils, beaches, and shores
- (6) Protection of watersheds
- (7) The location, quantity and quality of the rock, sand and gravel resources

The conservation element shall be prepared and adopted no later than June 30, 1973.

FINDINGS, POLICIES AND RECOMMENDATIONS

A. DISCUSSIONS OF MAPS IN APPENDIX A OF TEXT

The 13 maps in Appendix A of the text are maps directly relating to the Open Space and Conservation Plan and were taken from the Placer County General Plan and the Placer County Conservation and Recreation Plan. Both of these plans are adopted as the policy of Placer County and these maps serve to further elucidate these policies.

1. RECREATION LAND CLASSIFICATION

In order to provide a means to assess recreation use potentials as well as evaluate potential environmental impact, delineations were prepared to designate recreation land classifications. It should be noted that these classifications can generally be correlated with the four categories on the Open Space and Conservation Plan Map.

Class 1 - High Density Recreation Areas

These areas developed and managed for use by large numbers of people are dependent upon the ability to provide high standard access and utility service. They include ski areas, schools, major boat launching facilities, high density campgrounds, beaches and other intensive use recreation facilities. Special areas for use of off-road vehicles and recreation access landing strips would also fall within this classification. Common characteristics of all uses and areas within the Class 1 category are the requirement for significant expenditures for necessary development and the requirement to accept extensive modification of the natural environment. In view of this, each proposal for a recreation use falling within the high density classification must be considered individually to assure that all of the fiscal and environmental costs are recognized. It is recognized that small islands of Class 1 activities may appear in urban areas on the Recreation Plan even though not specifically indicated.

Class 2 - General Outdoor Recreation Areas

These areas provide some of the same recreational opportunities as Class 1 areas but require less development and are designed to accommodate lower densities. Class 2 areas may be characterized as having good accessibility from urban centers with the ability to provide non-urban recreation experiences for fairly large numbers of people. Most Placer County land falling within this classification is found below 3,000 feet in close proximity to the County's urban centers and low elevation lakes. These areas are served by roads and utilities and provide opportunities for water related recreation as well as historical and scenic enjoyment, horseback riding, cycling and similar activities. Most second or recreation homes would be found in this classification.

Class 3 - Natural Environment Areas

The lands comprising the natural environment areas support recreation activities which are dependent upon the area remaining in its natural or agrarian state. Recreation pursuits include hunting, fishing, camping, hiking, cycling, driving, etc. These are multiple use areas with a relatively low density recreation use. The degree of use is dependent upon the ability of the resource to support such uses on a continuing basis with minimal environmental impact. In the western portion of the County, such lands include cultivated crop lands, range lands and lands in excess of 15% slope. At higher elevations, Class 3 includes forest lands less than 15% slope, lands with good potential for access and utilities which are capable of supporting outdoor recreation activities with little or no impact upon the environment. The common characteristic of lands within Class 3 is that little or no development is required to accommodate recreation uses on a relatively low density basis.

Class 4 - Outstanding Natural Areas

Placer County, along with its sister counties of the Sierra Nevada, enjoys certain geographic and environmental features of outstanding significance; such geographic features as highland meadows, dense timberlands and towering peaks provide scenic vistas in an Alpine setting reasonably close to populated centers. These areas also support significant populations of wildlife and unique riparian features. The recreation attractions in such areas are dependent upon the natural setting remaining "natural." A great deal of care must be taken to provide that access to these areas and development should be limited only to that necessary for public safety and environmental protection. Recreation should be limited to day use activities. Necessary lodging or camping facilities should be developed on adjacent lands in an appropriate class. Trail camping would be allowed, but no extensive camping facilities should be provided. Lands falling within the Class 4 category generally include timber croplands under 40% slope but greater than 15% slope.

Class 5 - Primitive Areas

The essential characteristic of primitive lands is that the natural environment has not been disturbed and that the area is primarily without mechanized transportation. In Placer County, the two most significant primitive areas are the Sierra Crest Zone and the Royal Gorge segment of the American River Canyon. (Note: This latter area has recently been designated a "Wild River" under State legislation.) The Placer Redwood Grove is also included in the Class 5 category.

Recreation activities in these areas are limited to those that may be pursued without benefit of roads. Trail camping would be allowed, but no facilities would be provided. Class 5 lands are those above 7,000 feet in elevation as well as all lands over 40% in slope.

Class 6 - Historical and Cultural Sites (See Map in Appendix A)

One of Placer County's greatest recreational resources is the physical testimony of its rich history. There are sites throughout the county which exhibit local, state and national significance. The Historical Sites Map indicates the most significant of these sites.

In Placer County, as in the balance of California, historical preservation has been accomplished through the occasional efforts of a few individuals and organizations. There is need for a more comprehensive and united approach to the coordination of state, federal and local efforts under the various governmental programs dedicated to historical preservation.

At the local level, a complete inventory of historical sites must be developed. In addition, a system of historical site classification must be devised to facilitate the setting of goals and priorities for preservation, even resurrection.

2. HISTORICAL SITES

The specifics of this map are discussed above under Class 6 of the County Recreational Land Classification System. In addition, it is recommended that Placer County plan and zone for protection of these historical sites in order to protect them for the enjoyment of our current population and future residents as well.

3. FISHERY HABITAT

One of Placer County's greatest outdoor recreation resources is its many fishable lakes and streams. There are 698 miles of stream and over 97 thousand acres of lakes in the County. These waterways provide an outstanding habitat for a variety of game fish and supporting biota in their natural food chain. To facilitate description of this resource, the Placer County Fishery is divided into natural watersheds for discussion.

The "Fishery Habitat" map also depicts the fishery habitat which includes the stream-side land having a direct effect on the ecology of the stream. The type of vegetal cover and physical condition of the shore lands affect the suitability of a stream as a fish habitat. These land areas are the natural habitat of many of the insects which fish feed upon. The vegetal cover controls erosion and provides shade. Vegetation within the stream aids in replacing oxygen in the water. The map reflects the predominate vegetal types found in the various stream ways.

WATERSHEDS

Placer County lies in seven watershed drainages as delineated on the "Fishery Habitat" map. These watersheds are described in detail in the U.S. Forest Service Fisheries Habitat Management Plan for the Tahoe National Forest. The descriptions which follow were paraphrased from a draft of that report.

SOUTH YUBA - 1704

This watershed begins in the Donner Pass area and covers approximately 176,700 acres--only a small portion along Interstate Highway 80 lies within Placer County. Approximately 3/4 of the South Yuba watershed is accessible. The river is accessible via Interstate 80 from Donner Summit to near Indian Springs Campground. This 15 mile stretch is of the most importance to Placer County from the standpoint of recreation resources.

The State Department of Fish and Game stocks the main South Yuba River and several lakes here with catchable fish. Natural rainbow and brown trout inhabit the majority of side streams.

BEAR RIVER - 1705

The Placer County portion of the Bear River drainage begins at the Emigrant Gap Lang's Crossing area and extends along the northern boundary of the County to a point where the river flows into Sutter County.

The main Bear River accessible near the Highway 20 crossing is stocked. Other portions of the river's upper reaches are not readily accessible but do support quantities of rainbow and some German brown trout. Lower reaches of the river include Rollins Lake, Lake Combie and Camp Far West Reservoir. All of these lakes are accessible for fishing with Rollins and Camp Far West presenting the best opportunities.

NORTH FORK AMERICAN - 1706

The drainage in this watershed begins in the Granite Chief, Tinker's Knob and Anderson Peak area and flows westerly for approximately 35 miles to Auburn. Tributaries include Cedar Creek, Onion Creek, Palisade Creek, Big and Little Granite Creeks, Big Valley Canyon, Burnett Creek, East Fork, North Fork of North Fork, Shirttail Creek, Page Creek, Brimster Creek, Humbug Canyon, Tadpole, Sailor and Wabena Creeks, and Wildcat Canyon. Little of the main North Fork American River is accessible except by trail.

The upper portion is not accessible to the public due to private ownership. The North Fork Association stocks the river for private use and patrols the stream to prevent trespassing. The headwaters areas of the majority of tributary streams are accessible by road and trail and offer fairly good fishing to the public. The only completed water project within the watershed is Pacific Gas and Electric Company's Lake Valley Reservoir and Kelly Lake.

The Sugar Pine project, a portion of the Auburn Dam project, is authorized and is planned for construction within the next five years. The project consists of a dam on Shirttail Creek, approximately ten miles above Foresthill.

An additional proposal, the Giant Gap water project, is under study by the Placer County Water Agency. This project would create a fairly extensive reservoir on the main North Fork American and the North Fork

of North Fork. It would present excellent fishing potential because of its relative high altitude but may have adverse effects on fish migration and propagation. In addition, while this project is still being studied, recent State legislation has designated this stretch of the North Fork of the American River as a "Wild River" and would not permit man-made impoundments, such as dams, in this area for many years.

There are a few small natural lakes at the heads of the tributary streams. These include Palisade Lake, Huntley Mill Lake and the Lock Leven Lakes. These lakes are stocked by air with fingerlings.

There has been a fair amount of mineral extraction activity on the lower reaches of the watershed. However, in more recent years, mining was of the lode rather than placer type, so not a great deal of damage occurred to the streams so far as fish habitat is concerned.

MIDDLE FORK AMERICAN - 1707

The Middle Fork drainage heads in the Picayune Valley area and the lower portion forms the southern boundary of Tahoe National Forest.

Tributary streams include Talbot Creek, Duncan Canyon, Big Mosquito Creek, Peavine Creek, North Fork of the Middle Fork of the American, El Dorado Creek, Bullion Creek, Volcano Canyon, Rubicon Creek, Brushy Creek, Dalby Creek and Rice Creek.

The upper portion of the Middle Fork in the French Meadows Reservoir area is accessible by road to the public. Generally, the balance of the main river is accessible by trail only.

There are a few small lakes at the headwaters of this watershed which include the Mildred Lakes and Little Needle Lake. These are stocked with fingerlings by air.

RUBICON - 0305

The headwaters of this watershed are located in the Five Lakes area near the crest of the Sierra Nevada Mountains. Tributaries to the Rubicon River include Barker Creek, West Meadow Creek, Little and Big Powderhorn Creeks, Grayhorse Creek, Cottonwood Creek and the main tributary, Five Lakes Creek.

This area has not been logged, and there are no roads with the exception of a short section of the Blackwood-Barker Pass Road. Accessibility is, therefore, by trail only. All of the streams support natural rainbow trout.

Overgrazing by sheep in the past has damaged the ecology of the area.

It has been noted that some riparian vegetation along Five Lakes Creek has been destroyed and some scouring has occurred.

TRUCKEE - 1708

This watershed includes the drainage into the main Truckee River from the Lake Tahoe outlet to the California-Nevada state line comprising an area of approximately 121,000 acres. Tributaries include Martis Creek, Juniper Creek, Prosser Creek, Alder Creek, Trant Creek, Cold Stream, Deep Creek, Pole Creek, Silver Creek, Squaw Creek and Bear Creek.

Power, irrigation and flood control projects are planned within the Truckee Watershed. Prosser Reservoir was constructed by the U.S. Bureau of Reclamation as part of the Washoe Project. The U.S. Army Corps of Engineers has constructed a flood protection reservoir on Martis Creek; however, due to its primary purpose for flood control, it is doubtful whether a great deal of fishery benefits will be realized from this project.

The entire main Truckee River is accessible by car as are the majority of tributaries. Rainbow, brown and eastern brook trout are the most abundant game fish in the main Truckee River. Tributary streams support mainly rainbow trout. The Little and the main Truckee Rivers are both planted with rainbow and eastern brook trout by the California Department of Fish and Game.

A remnant of the Lahontan cut-throat trout exists in Pole Creek, and the creek has been closed to public fishing in an effort to re-establish the species.

LAKE TAHOE - 0301

This watershed includes all of the drainages into Lake Tahoe. There are approximately 43,000 acres in the Placer County portion of the basin. The majority of the shoreline is under private ownership which limits access.

Tributaries include Griff Creek, Watson Creek, Burton Creek, Ward Creek, Blackwood, Madden and Homewood Creeks.

PLACER COUNTY FISH HABITAT

	<u>Miles of Stream</u>	<u>No. of Waters</u>	<u>Acres</u>	<u>Percent of Miles</u>	<u>County Total Acres</u>
Coldwater Streams	602.0			86	
Coldwater Lakes		34	86,262		88
Coldwater Reservoirs		14	605		1
Combination Reservoirs		2	9,200		9
Warmwater Streams	92.5			13	
Warmwater Canals	3.5			1	
Warmwater Reservoirs		2	1,800		2
TOTAL	698.0	52		100	100

It should be noted that much of this area is now specifically zoned and protected as the implementation phase of the adopted Placer County General Plan.

4. WILDLIFE HABITAT - BLUE CANYON DEER HERD

Of the County's wildlife resources, one of the most significant is the Blue Canyon Deer herd. The herd range is located primarily in Placer County and within the Tahoe and El Dorado National Forests.

Elevations range from 1,100 feet on the western portion of the range to over 9,000 feet on the crest of the Sierra Nevada. The three species of deer inhabiting the area are Colombian Blacktailed Deer, California Mule Deer and Rocky Mountain Mule Deer. The majority of the deer are migratory. However, a small portion of the population are year long residents of the foothill segment of the range.

The hunting potential of this resource is, of course, obvious; and there seems to be little problem in terms of supply and demand. In fact, the Habitat Management Plan for the Blue Canyon Deer herd published jointly by the Tahoe and El Dorado National Forests in 1965, lists overpopulation of the range as a major problem. The plan outlines two general solutions to this problem, both of which may be implemented in part by management of the resource from the recreation point of view. One solution is to develop hunting programs that will maintain the herd at levels commensurate with the carrying capacity of the range. The other solution is to maintain and enhance the range land to provide for a greater carrying capacity. Maintaining clear "wildlife right-of-ways" along migratory routes is one effort in which the County of Placer could make considerable contributions.

Placer County Wildlife Habitat Types

There are other wildlife habitats in Placer County which are also part of the recreation resource. The California Fish and Wildlife Plan prepared by the California Department of Fish and Game, 1965, describes the various wildlife habitat types found in California. A description of the types found in Placer County follows and reflects the 1963 and projected 1980 acreage for each type, together with percent of total land within the county. The projections are based on a population increase of about 60,000 people.

PLACER COUNTY
HABITAT TYPE PROJECTIONS

Habitat Types	1963 Acreage	Percent of County Total	1980 Acreage	Percent of County Total
Lodgepole pine	39,920	3.3	29,920	3.3
Pine-fir-chaparral	509,973	55.5	435,140	47.4
Woodland-chaparral	86,690	9.5	85,690	9.4
Woodland-grass	72,000	7.9	57,000	6.2
Chaparral	7,000	0.8	7,000	0.8
Inland Sagebrush	2,010	0.2	2,010	0.2
Grassland	25,480	2.8	18,300	2.0
Agriculture	129,700	14.2	150,700	16.5
Urban-industrial	46,787	5.1	120,800	13.2
Lakes, bays, reservoirs	<u>6,280</u>	<u>0.7</u>	<u>9,280</u>	<u>1.0</u>
	915,840	100.0	915,840	100.0

5. PUBLIC LANDS

Public lands comprise approximately 34% of Placer County's area and are another vital resource providing protected Open Space, managed timber production and recreation opportunities. They also serve as a "land bank" for Open Space and outdoor leisure uses to be enjoyed by future generations and their heirs.

Tahoe and El Dorado National Forests comprise the greatest portions of these lands, with interspersions of private lands being primarily owned by Southern Pacific and American Forest Products, thereby furnishing a checkerboard pattern of land ownership. In addition, the Bureau of Reclamation has recently purchased lands along both arms of the proposed Auburn Dam and on the tip of the Foresthill Divide which is to be used as a recreation area as a part of the Auburn Dam project.

6. AGRICULTURAL PRESERVES

Since 1966, Placer County has offered agricultural and timber crop land protection under the California Land Conservation Act, also known as the Williamson Act. Under this program, as of March, 1973, approximately 120,000 acres were a part of the program. Under this act, the agricultural land owner has the opportunity of entering into a contractual agreement with the County to restrict the use of his land to the production of food and fiber for commercial purposes. This agreement eliminates the possibility of urban uses, which in turn, permits appraisals for strictly agricultural uses and not the higher values of residential, commercial or industrial development. Such agreements also protect agriculture from undue economic pressures and permits continued agricultural operations.

Conservation of these lands for agricultural-Open Space uses should continue. In addition, it is the policy of Placer County that agricultural land should be further identified, planned, zoned and protected to guard against premature development.

7. AGRICULTURAL USES

This map was placed in this plan to generally identify the areas of the various agricultural uses within the County. From viewing the map it can be seen that agriculture and related uses is a significant aspect of the Placer County way of life. Every effort should be made to see that the various types of agricultural operations within the County are preserved and protected. In addition, urban design standards should be developed which are compatible with agricultural use at generalized locations and elevations.

8. GENERALIZED SOIL CLASSIFICATION

While the County has a limited amount of Class I land, there are generally ample quantities of Class II, III and IV soils upon which the bulk of our Agricultural production can prosper if properly protected from encroachment by conflicting land uses. Insofar as is possible, urbanization should be limited to areas least suited to agricultural production. In addition, precise soil surveys and interpretive data should be used in connection with land use planning programs in the County as one of the bases for density allocation and overall conservation.

9. GENERALIZED TOPOGRAPHY

The lay of the land, or topography, has pronounced direct effects on such items as land resource potentials, water supplies, transportation systems, mode of living and general economic development. Consideration of topography is essential in the determination of desirable development, road patterns, and the preservation of inspiring environmental features.

10. SLOPE CLASSIFICATION

Slope classification, very basically, is a technique for describing a hill or mountain. It is also a convenient method of reducing land mass to a plane surface for engineering study and site selection work. Approximately one-fifth of Placer County is made up of slopes over 40% (this means a rise or fall of 40 feet vertically in 100 feet of horizontal distance) and is thus mostly unusable for man-made structures or machines.

Building intensity and living unit density should be paced for the protection of the land and for maximum utility, economy and pleasure of the user. The extremely rugged areas of the County (slopes over 40%) should not be urbanized as they are expensive to develop and support.

In addition, it is the policy of Placer County, through the County-wide General Plan, that these steep areas primarily lying in the canyons of the north and middle forks of the American River should remain in a "Greenbelt and Open Space" type plan classification.

11. TIMBER CROPLANDS

The protection and conservation of Placer County's timber croplands is necessary for both economic and environmental reasons. In addition to providing a variety of wood products, the County's timber croplands also provide valuable services in watershed protection, a habitat for wildlife, and afford many opportunities for a variety of recreation pursuits. While timber protection is not in competition with agricultural, urban or other uses for land resources, these lands do need protection and management. If the timber and forest land harvest is to continue as an important sector of Placer County's economy, timber croplands must be carefully preserved and modern forest management practices encouraged.

12. VEGETATION TYPES

Man's dependence on plant life is sometimes taken for granted and only very occasionally given the attention it deserves. In Placer County, as elsewhere, this plant life, or vegetation cover, is involved in a complex ecological nexus. It is an integral part of a web of which we are all a part. It is one of the biological links in the chain of life. To all of us, plant life means natural beauty and also affords us with shady streets, an unending variety of food, and provides a very necessary shelter for our watersheds. As most of the County will urbanize under some type of vegetative cover, careful consideration should be given to development with an emphasis on open space, large lots, cluster type development, planned unit development, greenbelts and recreation trails.

13. EXISTING MINING ACTIVITIES

While the mining of precious metals has become dormant, the extraction of sand, gravel, stone (granite), limestone and clay has continued and remains a major sector of the County's economy. With the recent increase in the price of gold, however, there may be renewed interest in its extraction within Placer County, but care should be taken to see that extraction methods are in line with current environmental protection practices and policies.

In addition, urbanization should not be allowed to cover up the potential mineral resources until they are removed. The surface should then be restored in a manner suitable for urban use. Further, a new extensive and thorough mineral study of the County should be made.

B. GENERAL DISCUSSION OF PLAN FINDINGS, POLICIES, AND RECOMMENDATIONS

As noted in the Introduction, this document is an Overview Plan and will rely on the cities and special districts for more specific recommendations for Open Space protection in their areas. In addition,

Placer County Area General Plans must be relied on for recommendations on an area-by-area basis for conservation and open space protection. For example, open space proposals along minor stream beds will be shown on the local Area General Plans and those of the special districts incorporated areas.

Scenic highways are shown on the County-wide General Plan Map and this delineates the width and general location of such highways in the County. In connection with this, Placer County in 1964, adopted an Outdoor Advertising Sign Ordinance which restricted billboards from most major highways in the County, especially scenic routes.

Open Spaces for airports are discussed in the County-wide Aviation General Plan, and recommendations are affecting open space to the point that land off the ends of runways and around all airports must be protected through building height restrictions and large minimum lot size land use zoning. The areas around the Lincoln airport and Truckee-Tahoe airport are now restricted through adopted height limit zoning and the County is now in the process of implementing appropriate land use controls around these airports.

The role of coordination with the Placer County Water Agency was discussed in the Introduction. This, for the most part, was done at the time of preparation of the County-wide General Plan. There was also coordination at the time of preparation of the County-wide Conservation and Recreation Plan. This is a continuing process. The Water Agency projects, Hell Hole and French Meadows Reservoirs, are shown on the Open Space Plan map. These are scenic areas and policies are in effect to guarantee that they remain so. In addition, the County's policy of protecting its own water resources should be maintained, as Placer County was the first county in the State to develop its own water resources.

OPEN SPACE PLAN

The following is a discussion of the Open Space and Conservation Plan map located in Appendix "C" of the text. As noted earlier, it is basically a summation of the Placer County General Plan adopted in 1967, incorporating policies and objectives of the Conservation and Recreation Plan adopted in 1972. Basically, the Plan is broken down into four very general designations: "Greenbelt and Open Space," "Timber Croplands," "Agricultural," and "Other." A discussion of these categories follows.

1. GREENBELT AND OPEN SPACE

This category is primarily found in the steep areas, in the river canyons, including the Bear River, North and Middle Forks of the American River, and their tributaries, the Rubicon River, and along the Sierra Crest. Much of this is public land and very steep--for the most part over 40% in slope. While approximately 21% of the County is included in this category, much, if not all of the land, is in isolated areas, remote and relatively inaccessible. It should be noted that due to the general nature of the map, portions of established or proposed ski areas, parks, campgrounds and organized recreation facilities may be included within this category.

2. TIMBER CROPLANDS

This category comprises approximately 33% of the County's area and is almost entirely located east of Foresthill. While this category is primarily intended for the inclusion and protection of Placer County's valuable timber croplands, it may also include limited areas of seasonal recreational and related uses as per specific plans adopted pursuant to State Law. In addition, organized visitor-use areas may be found in this category such as: campgrounds; hunting and fishing areas; and, lands associated with ski runs and/or their facilities.

3. AGRICULTURE

This category comprises approximately 16% of the County and is located in an area generally north and west of Lincoln and northwesterly from the Newcastle area to the Bear River; there is also a small area included west of Foresthill. This designation, while general in nature, is primarily intended to reflect those areas used for agriculture in the County, and it should be noted that many of these areas have been protected with Agricultural Preserves and/or specific zoning which would not permit urban type residential densities.

4. OTHER

This includes the balance of land area comprising approximately 30% of the County. It is found primarily west of Colfax in the County on either side of Interstate 80, includes all of the incorporated cities and urban areas in the County, and a large portion of the Tahoe Basin. While uses in this category may include certain items from the

three categories above, it is also intended to include such uses as: residential, commercial, industrial, various types of parks, and organized recreation. It should be noted that parks, organized recreation, "open spaces" and specific greenbelts may be included in these areas and shown on plans of the incorporated areas of the County and on the Area General Plans of the unincorporated areas within the County.

NOTE: In the event of any inconsistency or conflict between the County-wide General Plan and the Open Space and Conservation Plan, the policies and maps of the heretofore adopted Placer County General Plan shall prevail. In such cases, unless otherwise mandated by State law, the Specific Plan procedure for establishing uses is not mandatory.

IMPLEMENTATION (ACTION) PROGRAM

Most, if not all, of the items that can be found under an "implementation" or "action" section of this plan have either been completed or are now in the process of finalizing their implementation. This has been done to implement the County-wide General Plan or adopted Area Plans. Tools used in a planned implementation and action program are discussed below.

1. ZONING ORDINANCE

The existing Placer County Zoning Ordinance was first adopted in 1964, and includes such zone districts relating to Open Space protection as "Open Space;" "Agricultural Exclusive;" "Water Influence;" "Forestry District;" "Farm;" and "Recreation and Forestry." Copies of the charts from the zoning ordinance relating to these zone districts are found in "Appendix B" of this text.

In the implementation process, most of the Agricultural lands in western Placer County have been specifically zoned and protected along with large acreages of timber croplands in the upper elevation areas of the County. It is proposed by this plan that the County zoning program continue to complete precise zoning of this plan in the coming years.

Additional provisions used for Open Space protection in the zoning ordinance are found in Section 1000, the Planned Unit Development Ordinance. The use of this ordinance has provided for large areas of useful Open Space within residentially developed areas.

Other items affecting open space and scenic protection in the zoning ordinance include: "Historic Design", "Scenic Corridor", and "Sierra Design" architectural zoning; and, an Outdoor Advertising Ordinance, which prohibits the erection of billboards in most areas of the County, with the exception of several limited major highway corridors. The effectiveness of this Ordinance has been demonstrated in that no new billboards have been erected in the unincorporated portions of Placer County in approximately 6 years.

2. AGRICULTURAL PRESERVES

As discussed earlier, this program has proven to be quite effective in Placer County. From its inception and use by the County since 1966, approximately 120,000 acres have been protected under this program. This not only provides for agriculture and timber cropland protection, but in connection with this has provided for excellent open space protection as well. It is Placer County's policy that this agricultural preserve program will be continued in the coming years.

3. LAND DEVELOPMENT MANUAL

Within this manual are a number of ordinances that Placer County intends to use in accomplishment of the implementation of its Open Space Plan, along with conservation of areas discussed in the plan.

Ordinances and policies found within this manual include: a) Subdivision Ordinance; b) Grading Ordinance; c) Shoreline Ordinance; and, d) Scenic Road Design Guide.

In conclusion, Placer County has an aggressive continuing program for implementation of its Open Space Plan, and as has been discussed in this text, this "action program" has been actively pursued for approximately 6 years.

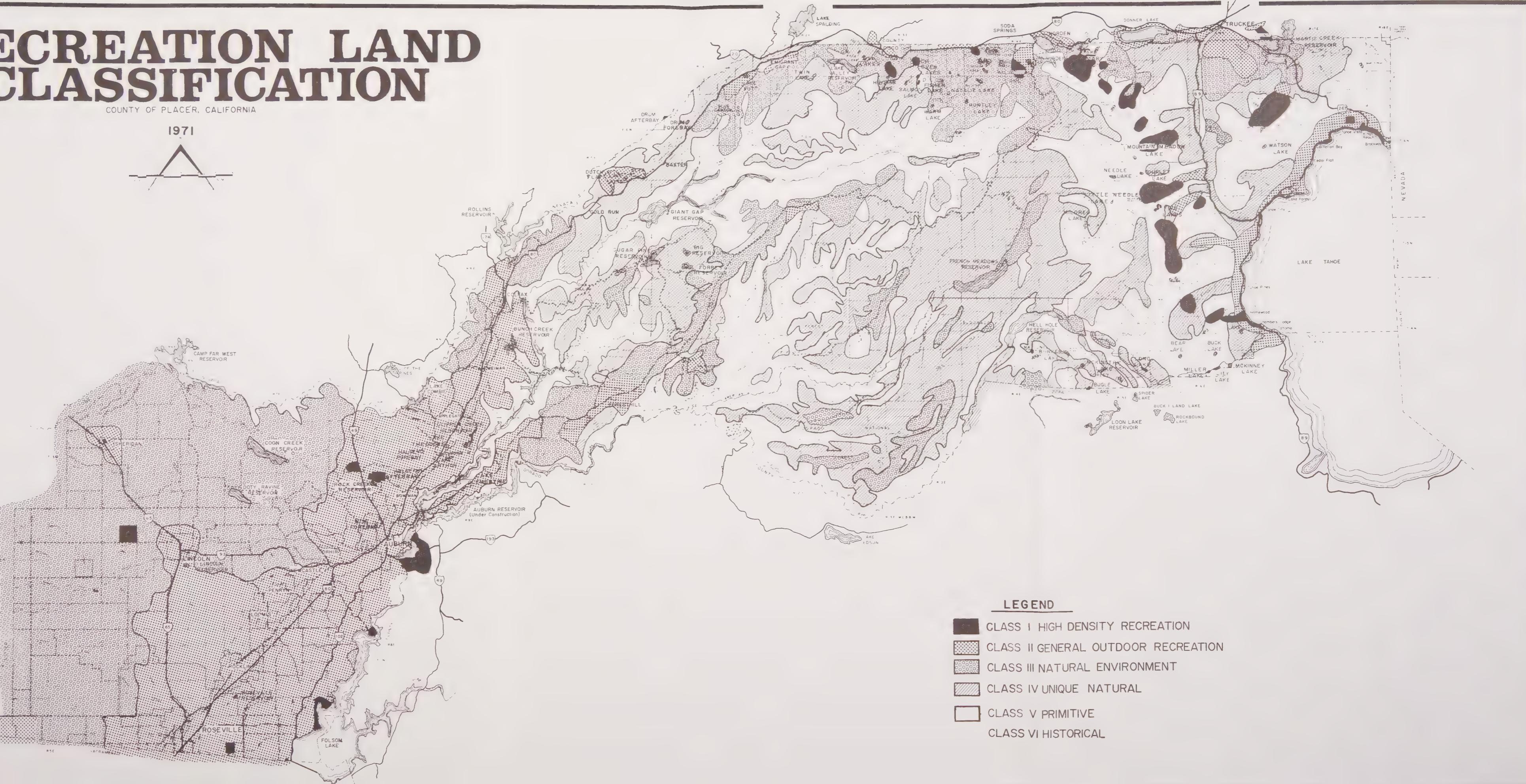
APPENDIX A

SUPPORTING MAPS

RECREATION LAND CLASSIFICATION

UNTY OF PLACER, CALIFORNIA

971



HISTORICAL SITES

CLASS VI RECREATIONAL LAND CLASSIFICATION SYSTEM

COUNTY OF PLACER, CALIFORNIA

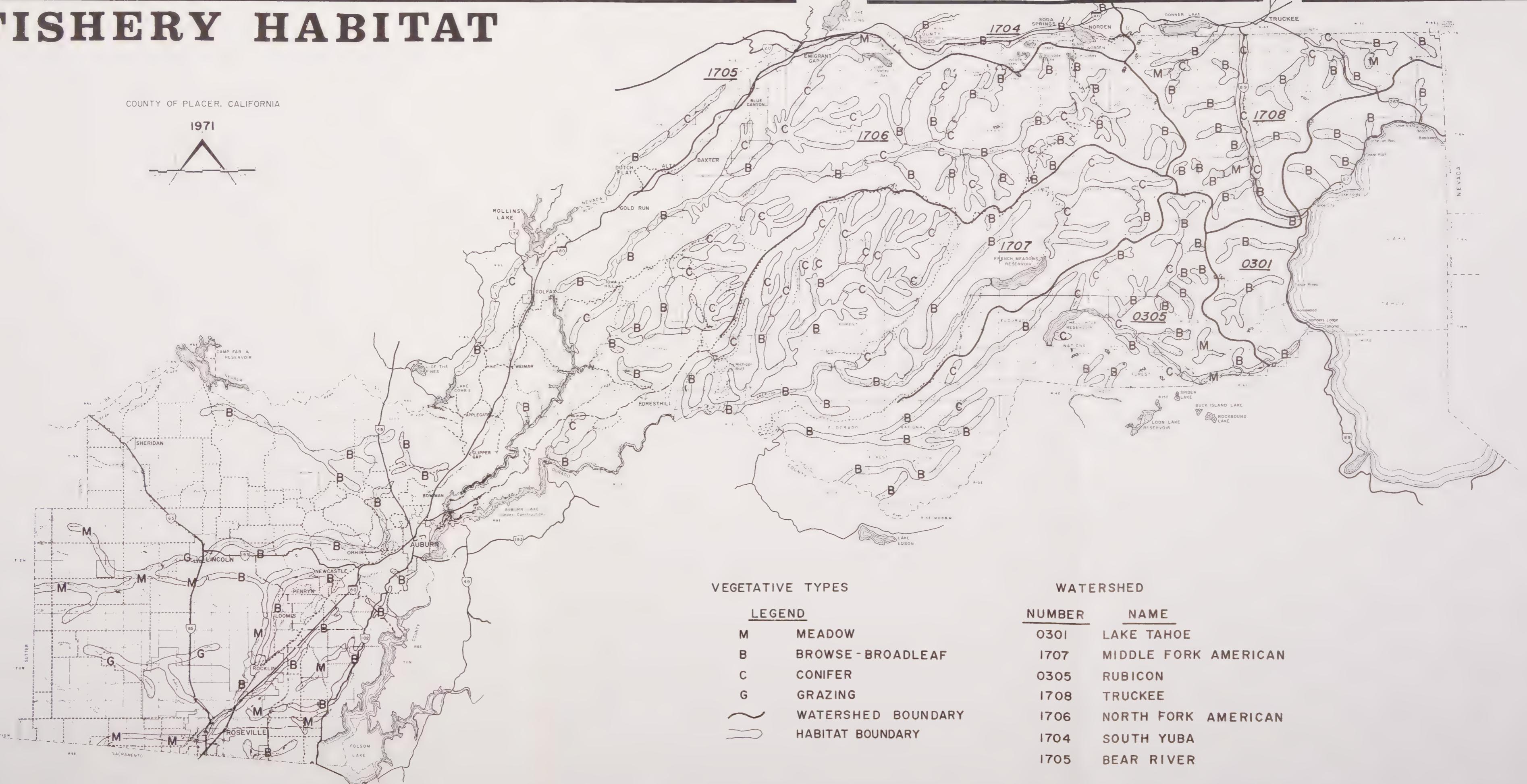
1971



FISHERY HABITAT

COUNTY OF PLACER, CALIFORNIA

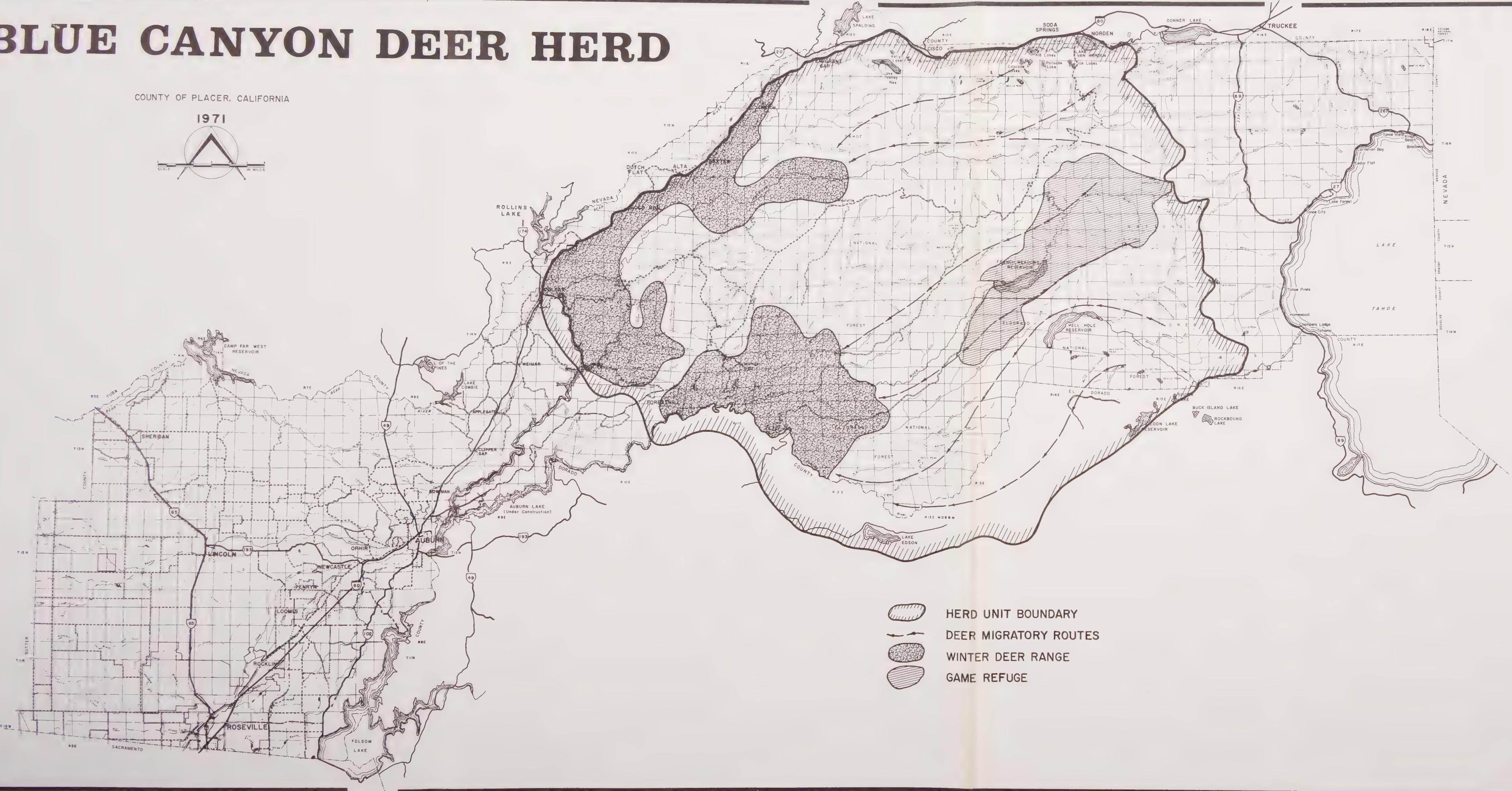
1971



BLUE CANYON DEER HERD

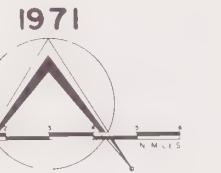
COUNTY OF PLACER, CALIFORNIA

1971



PUBLIC LANDS

COUNTY OF PLACER, CALIFORNIA

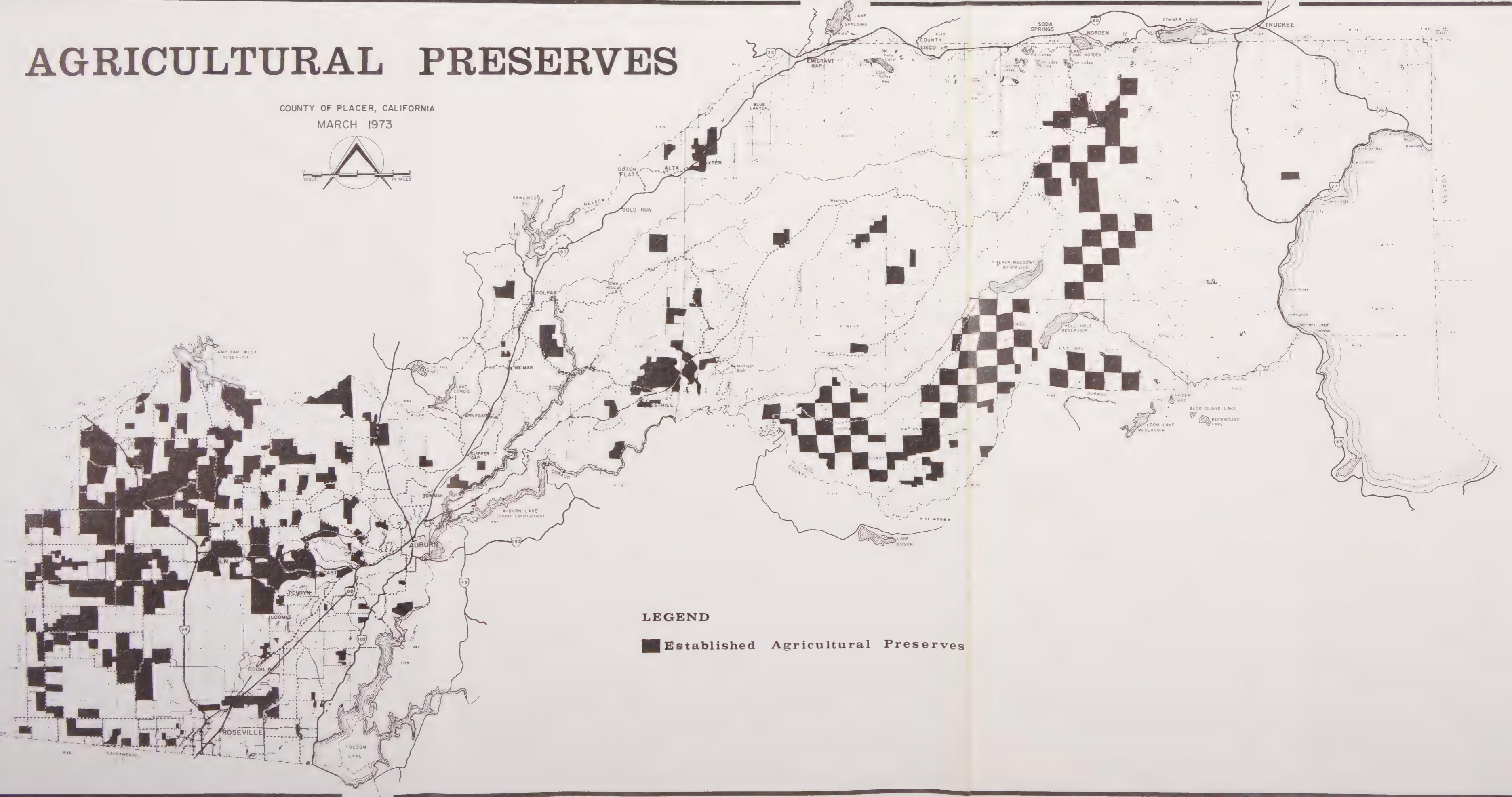


LEGEND

- BUREAU OF LAND MANAGEMENT
- FOREST SERVICE
- BUREAU OF RECLAMATION

AGRICULTURAL PRESERVES

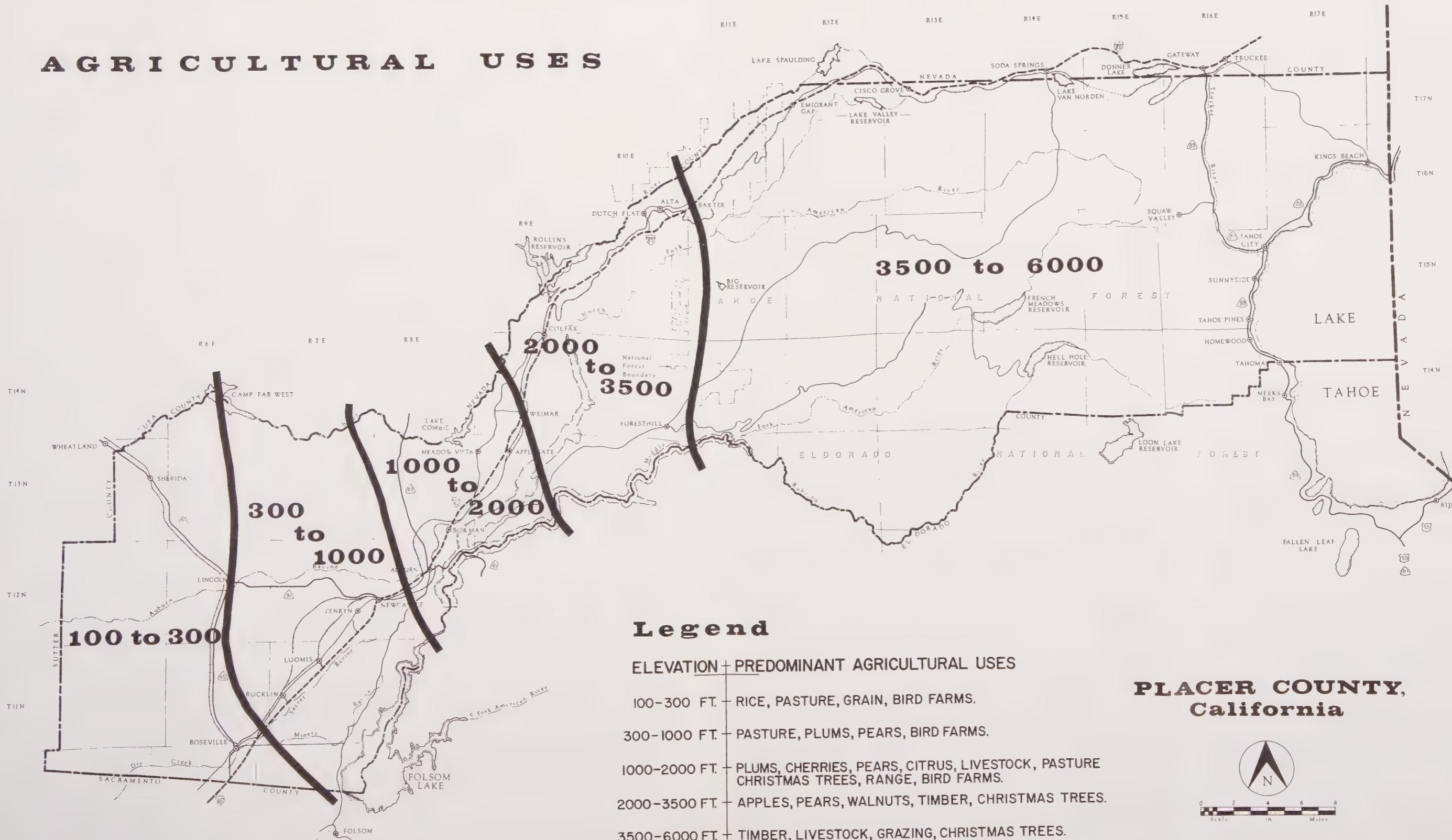
COUNTY OF PLACER, CALIFORNIA
MARCH 1973



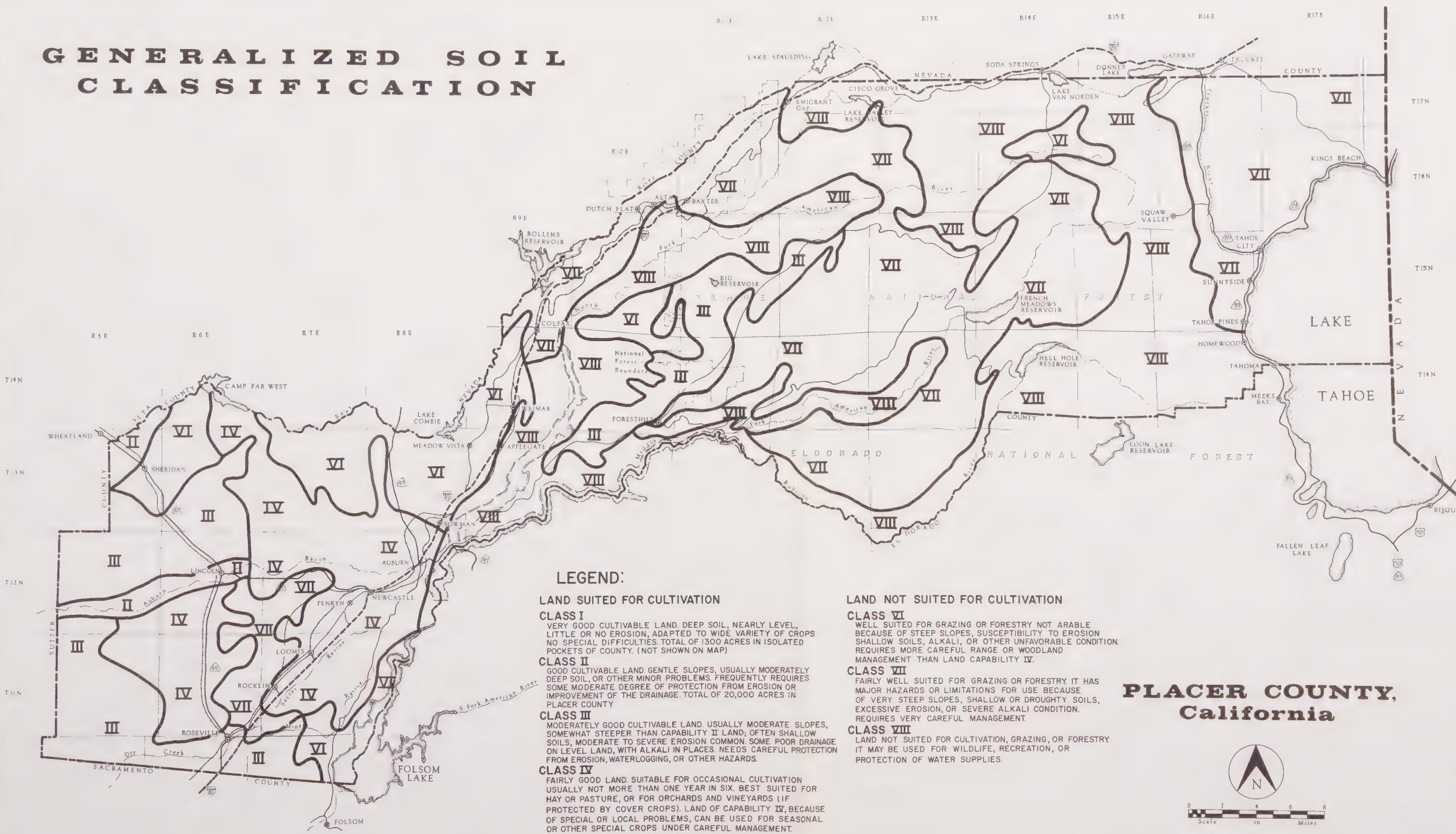
LEGEND

■ Established Agricultural Preserves

AGRICULTURAL USES



GENERALIZED SOIL CLASSIFICATION



PLACER COUNTY, California



A scale bar with markings at 0, 2, 4, 6, and 8 miles. Below the bar, the word "Scale" is written above "1 in.", and "Miles" is written below the 8 mark.

PLANNING COMMISSION

GENERALIZED TOPOGRAPHY
PLACER COUNTY
CALIFORNIA



PLANNING COMMISSION

SLOPE CLASSIFICATION
PLACER COUNTY
CALIFORNIA

Legend	Size	Miles	Percent
5 to 15%	188	133	
15 to 25%	278	196	
25 to 40%	283	199	
Over 40%	313	218	
Water Surface*	96	67	
Total	1424	100%	

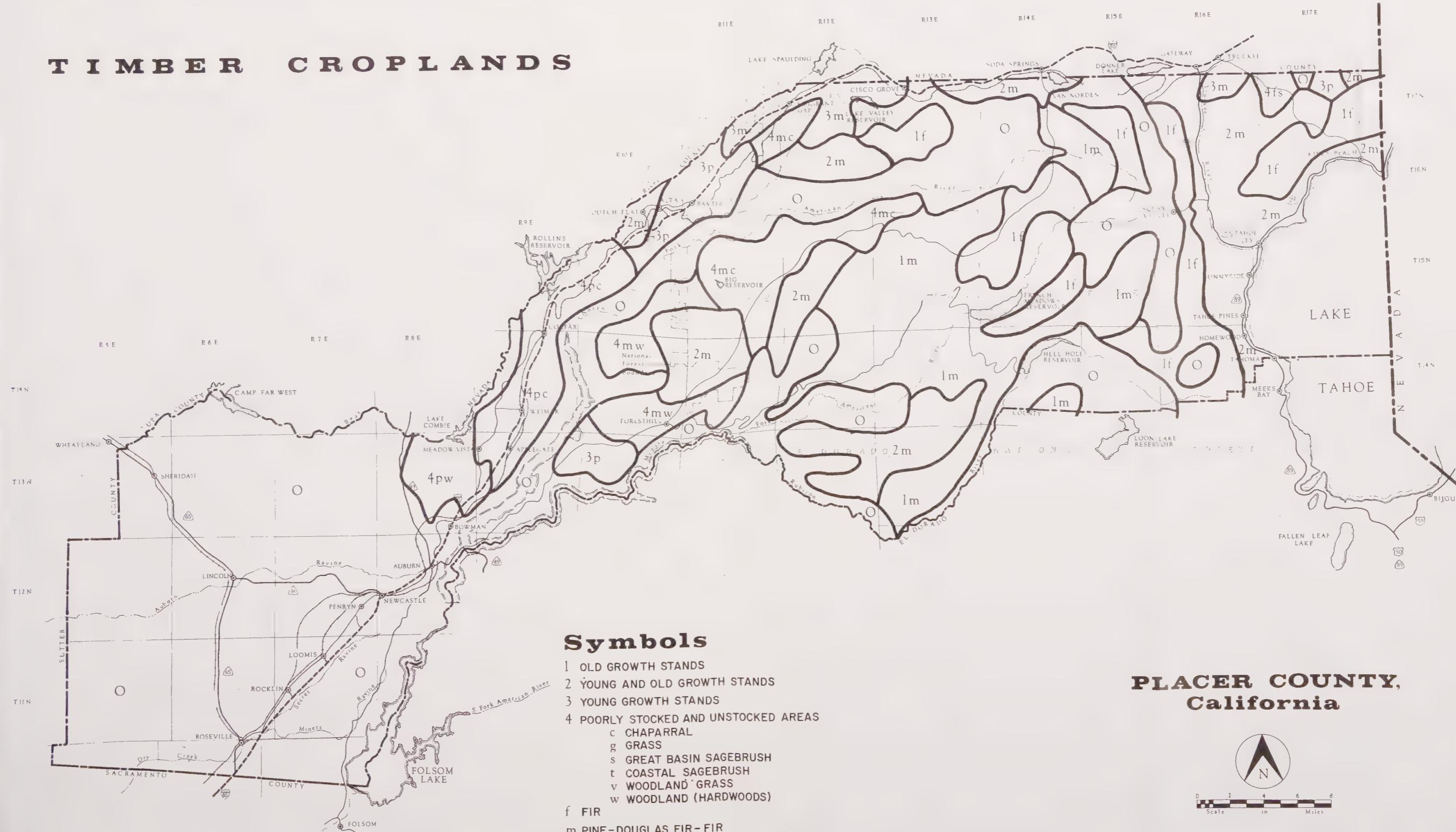
*Including proposed Auburn Dam

PLANNING COMMISSION



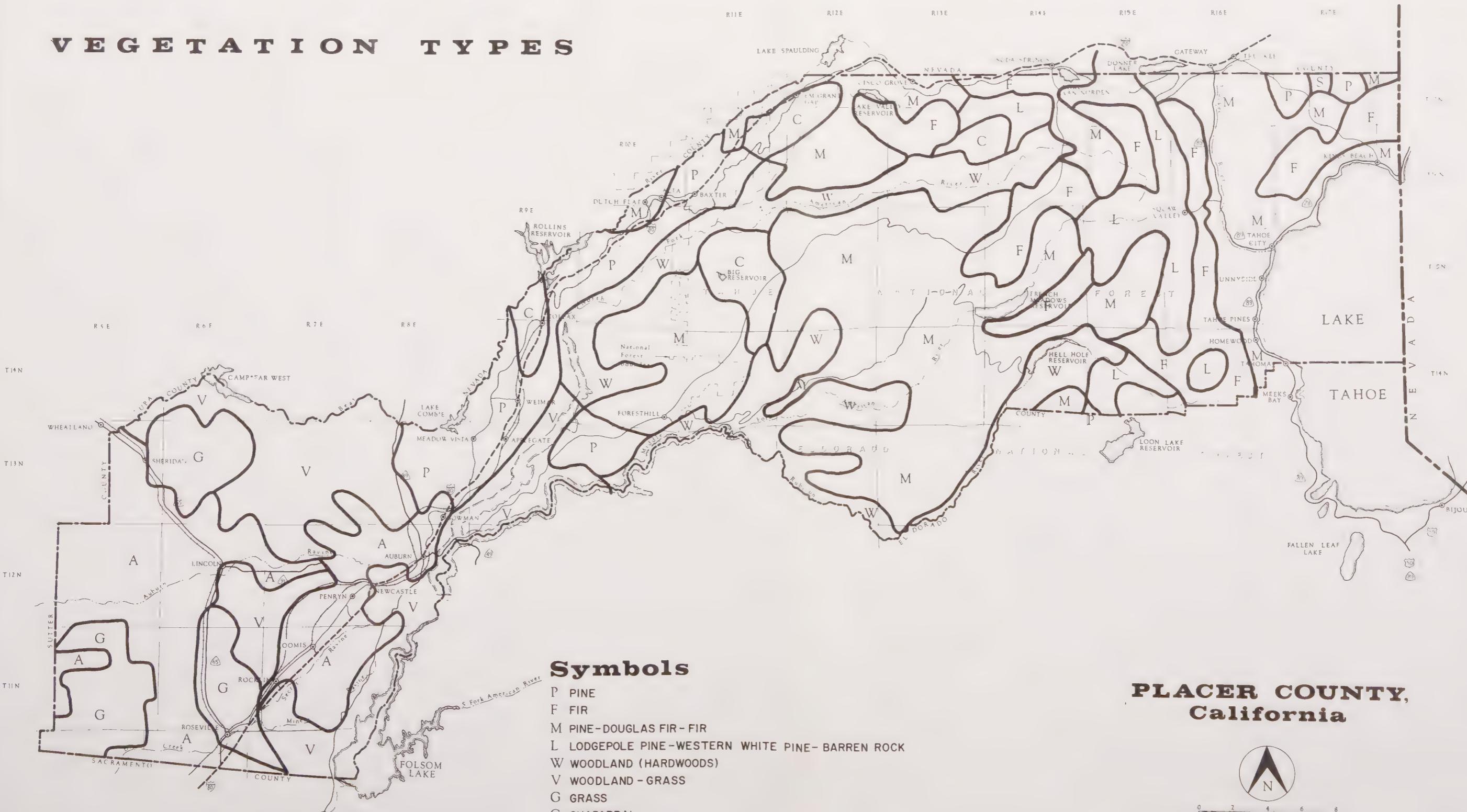
SCALE IN THOUSANDS OF FEET

T I M B E R C R O P L A N D S



PLANNING COMMISSION

VEGETATION TYPES



Symbols

- P PINE
- F FIR
- M PINE-DOUGLAS FIR-FIR
- L LODGEPOLE PINE-WESTERN WHITE PINE-BARREN ROCK
- W WOODLAND (HARDWOODS)
- V WOODLAND - GRASS
- G GRASS
- C CHAPARRAL
- A CULTIVATED-URBAN-INDUSTRIAL
- S GREAT BASIN SAGE BRUSH

**PLACER COUNTY,
California**



0 2 4 6 8
Scale in Miles

EXISTING MINING ACTIVITIES



APPENDIX B
ZONING ORDINANCE CHARTS
RELATING TO OPEN SPACE PROTECTION

A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.
Zone District Designation	Section Number	None but the following uses, or those uses which in the opinion of the Planning Commission are similar in nature, will be permitted.	Conditional Use Permit Required	Minimum Building site required unless combined with a "B" District or a greater size is required by Health Dept. (sq. ft.)	Minimum front setback unless combined with any "B" District or affected by any Road Plan line (ft) (1)	Other minimum requirements on lots unless combined with any "B" District (feet)	Maximum coverage of bldg. site by buildings or structures subject to all other requirements herein	Minimum yard area for each living unit (sq.ft.)	Maximum Height limit for buildings or structures (feet)	Minimum off-street parking space required. Parking requirement for uses not listed herein shall be set by the Planning Commissioner similar to those set forth hereunder.						
									Corner Lot		Interior Lot					
OPEN SPACE DISTRICT (0)	8.0600	Riding and hiking trails, stables and corrals; crop and tree farming; grazing of horses, cattle, sheep, hogs or goats provided that no more than one animal shall be kept for each half ($\frac{1}{2}$) acre of area of the parcel of land; fences not over 7' in height; nameplates less than 2 sq. ft. in area.	No	200,000	200,000	0	500	0	0	500	0	0	---	---	---	Four garage spaces for each green on any golf course. One garage space for each picnic or campsite. One garage space for each 5000 sq. ft. of land area in any playground. Twenty garage spaces for each ski tow.
	8.0601	Structures accessory to any use listed in sec. 8.0600 above: riding stables, greens (but not club houses) of golf courses, public and private playgrounds, picnic areas, ski tow facilities, air strips, outdoor amphitheaters, driving ranges, public utility buildings, structures and uses; public dumps.	Yes													Two garage spaces for each hangar or tie-down space for each home-based aircraft. Ten garage spaces for each regularly scheduled commercial flight at any airport. One garage space for each ten seats in any outdoor amphitheatre. One garage space for each tee area in any driving range.
	8.0602	Two (2) non-flashing appurtenant signs for each permitted use when not over twenty-five (25) sq. ft. in aggregate area.	Yes	---	---	5	--	5	5	--	5	5	---	---	25	---

(1) Where any road has a right of way less than fifty (50) feet in width add twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.

* Abutting a key lot.

--- No requirement

Planning District Section Number	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.	
	None but the following uses, or those uses which in the opinion of the Planning Commission are similar in nature, will be permitted.		Minimum Building site required unless combined with a "B" District or a greater size is required by Health Dept. (sq. ft.)	Minimum front setback unless combined with any "B" District or effected by any Road Plan line (ft.) (1)	Other minimum requirements on lots unless combined with any "B" District (feet)											Minimum off-street parking space required. Parking requirement for uses not listed herein shall be set by the Planning Commission similar to those set forth hereunder.
8.150 (1)	Public beach water associated uses customarily incidental to uses permitted in the abutting zones, including beachhouse, pier, dock, breakwater, bathing beach.	No	10,000	10,000	—	—	10	10	—	5', 10' for break-water	5	10%	—	—	25	One garage space for each 2500 sq.ft. of recreation or beach area; one space for each picnic table or camp site; ten spaces for each launching ramp or hoist; as specified in commercial district for uses related to a marina.
(2)	Related commercial uses provided they adjoin a commercial district that permits the use; i.e., marinas, motels, hotels, sale of fuel, boats, boat accessories, fishing gear, bait, restaurants, snack bars, lodges, resorts, provided that such use will not be located over the water measured at high water line.	No	10,000	10,000	same as adjacent commercial district	50	0' 0" 0' 0"	50	0' 0" 0' 0"	unless adjacent or across from any residential or agricultural district, then 10'	50	50%	200 (deck or yard)	35	One space for each 1500 sq. ft. of land or building area used for a public utility; one space for each employee.	
(3)	Construction of artificial channels or fills, harbors, public utility buildings, structures and uses. Private recreation areas for subdivisions, including club facilities solely for members.	Yes	Requirements for Columns E through O are as specified in the Conditional Use Permit.												25	

(1) Where any road has a right of way less than fifty (50) feet in width add twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.

* Abutting a key lot.

— No requirement.

A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.							
Zone District Designation	Section Number	Conditional Use Permit Required		Minimum Building site required unless com- bined with a "B" Dis- trict or a greater size is required by Health Dept. (sq. ft.)		Minimum front setback unless combined with any "B" Dis- trict or a greater size is required by Health Dept. (sq. ft.)	Other minimum requirements on lots un- less combined with any "B" District (feet)						Maximum cov- erage of bldg. site by build- ings or struc- tures subject to all other requirements herein	Minimum yard area for each living unit (sq.ft.)	Maximum Height limit for buildings or structures (feet)	Minimum off-street parking space required. Parking requirement for uses not listed herein shall be set by the Planning Commission similar to those set forth hereunder.							
							Corner Lot			Interior Lot													
				Corner Lot			Width	Side (1)	Setback	Width	Side (1)	Setback											
8.0707	(See sec. 4.118, Legislative Intent) The cultivation of ground, including the preparation of soil, planting or seeding and the raising and harvesting of trees, timber, fruits, vegetables, flowers, grains, and other crops. The raising, feeding, managing and breeding of livestock, poultry, fish, birds, and other animals; the excavation of earth and the drilling of wells, exclusively for agricultural and domestic uses; signs warning against trespass, shooting and hunting on the premises, without limitation as to number or size. Signs indicating the name or owners of the property or the agricultural products produced on the premises. One single family detached dwelling on each 20 acre parcel. Barns, corrals and other out-buildings and structures accessory to the foregoing uses. The sale on the premises of products produced thereon. The operation of private clubs for hunting and fishing. The packing, storing and processing of products grown on the land, together with accessory buildings and structures therefor.	No	20 acres	20 acres	60	—	—	60	—	—	60	—	10%	—	35' except that water tanks, barns, electronic towers and antennas, and similar structures or necessary mechanical or electrical appurtenances shall not exceed 75'.	As set forth in section 8.0100, et seq., of this ordinance							
8.0708	(see sec. 4.118, Legislative Intent) Stands and other facilities for the purpose of selling products produced on the land, together with accessory picnic facilities and similar accommodations for the convenience of patrons; non-commercial airstrips for the use of aircraft used for agricultural purposes, together with accessory buildings and structures required therefor. Residential buildings to house persons and their families who labor, either continuously or seasonally, on the same farm, ranch, or land unit on which such buildings are situated (20 acre minimum does not apply). Feed lots; public and private schools for the academic education of children below the ninth grade level; quarries and quarrying operations; oil and gas wells; mining.	Yes																					

(1) Where any road has a right of way less than fifty (50) feet in width add twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.

* Abutting a key lot.

— No requirement

A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.				
Zone District Designation	Section Number	None but the following uses, or those uses which in the opinion of the Planning Commission are similar in nature, will be permitted.	Conditional Use Permit Required	Minimum Building site required unless combined with a "B" District or a greater size is required by Health Dept. (sq. ft.)	Minimum front setback unless combined with any "B" District or affected by any Road Plan line (ft) (1)	Other minimum requirements on lots unless combined with any "B" District (feet)							Maximum coverage of bldg. site by buildings or structures subject to all other requirements herein	Minimum yard area for each living unit (sq.ft.)	Maximum Height limit for buildings or structures (feet)	Minimum off-street parking space required. Parking requirement for uses not listed herein shall be set by the Planning Commission similar to those set forth hereunder.				
							Corner Lot			Interior Lot										
							Width	Side	Rear*	Width	Side	Rear								
FARM DISTRICT (F)	8.0700	Single Family dwelling; keeping of poultry, rabbits or similar livestock; farming, dairies, animal husbandry; crop and tree farming; apiaries, aviaries; stands exclusively for the sale of products produced on the premises; stables and riding academies; communications equipment building, distribution substation; small livestock farming.	No	200,000	200,000	60	200	10	10	200	Total of 15 minimum of 5'	10	25%	1000	35	One garage space for each dwelling unit; one parking space for each 100 sq. ft. of sales area in any roadside stand; one parking space for each commercial vehicle customarily used or stored on the premises; one space for each 4 stalls in a stable; one garage space for each mobilehome unit; two spaces for each employee at any airport; three spaces for each fairway in a golf course; one space for each 1000 sq. ft. devoted to agricultural sales; one space for each 300 square feet in any animal hospital or country club building; one space for each ten seats in any church, school assembly hall or other place of public assembly; one space for each 2000 sq. ft. of land or building used for industrial or processing purposes; one space for each 700 sq. ft. of land or building space used for farm equipment sales; one space for each 500 sq. ft. in any building used for farm labor dormitories.				
	8.0701	Buildings or structures, including housing for agricultural workers, garages, and implement shelters, customarily associated with an accessory use to the uses listed in section 8.0700; storage of petroleum products for use of the premises, but not for resale; home occupation; for each permitted use, two (2) non-flashing appurtenant signs, not more than twenty (20) sq. ft. in aggregate area. Commercial breeding, feeding and managing, and sale on the premises, of fish.	No			60 10' for signs														
	8.0702	Duplexes, guest houses, tract office; golf courses, public or quasi-public uses including churches, fire houses, schools (public and parochial) accredited to the State school system; excavation and quarrying; animal hospital, veterinarian, museum, country club, hospital, sanitarium, public parks, playgrounds, community centers, grange halls, public dumps, guest homes, rest homes.	Yes			60														
	8.0703	Airports, industrial plants which process agricultural products, frog farms, commercial hog and turkey raising, fertilizer plants, kennels, cattle feed yards, animal sales yards, public utility transmission substations, farm equipment sales and service; labor supply camps.																		
	8.0704	Commercial explosives storage and manufacture	Yes	20,000,000	20,000,000	1200	4000	1200	1200	4000	1200	1200	1%	—	20					
	8.0705	Signs over twenty (20) sq. ft. in area and appurtenant to any permitted use; signs advertising any subdivision.	Yes	200,000	200,000	10	200	10	10	200	10	10	—	—	25					

(1) Where any road has a right of way less than fifty (50) feet in width add twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.

* Abutting a key lot.

— No requirement

A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.										
Zone District Designation	Section Number	None but the following uses, or those uses which in the opinion of the Planning Commission are similar in nature, will be permitted.	Conditional Use Permit Required	Minimum Building site required unless combined with a "B" District or a greater size is required by Health Dept. (sq. ft.)	Minimum front setback unless combined with any "B" District or affected by any Read Plan line (ft) (1)	Other minimum requirements on lots unless combined with any "B" District (feet)	Corner Lot						Interior Lot						Maximum coverage of bldg. site by buildings or structures subject to all other requirements herein	Minimum yard area for each living unit (sq.ft.)	Maximum Height limit for buildings or structures (feet)	Minimum off-street parking space required. Parking requirement for uses not listed herein shall be set by the Planning Commission similar to those set forth hereunder.				
							Corner Lot			Interior Lot																
							Width	Side (1)	Setback	Width	Side	Setback														
8.0650		Any use listed in section 8.0600; in addition: plant nurseries and greenhouses, hunting and fishing cabins, single family dwelling; harvesting of wild crops; public utility or public service buildings, structures and uses; public and private parks, golf courses, riding stables, museum, library, outdoor amphitheatre, churchs, public and parochial schools accredited to the State school system; forest stations; community centers; tree harvesting; two (2) non-flashing signs appurtenant to each permitted use when not over twenty five (25) sq. ft. in aggregate area, including real estate signs; ski tows; chinchillas.	No	40,000	40,000	60', except 5' for signs	100	15	15	100	15	15	10%	4000	35											
8.0651		Picnic or campgrounds, resort, recreational camp, development and processing of natural resources includign mines, quarries, lumber mills, stamp mills, rock crushers, paving and concrete batch plants, agricultural processing plants, marinas, hotels, motels, trailer courts, stand for the sale of products provided on the premises; public dumps.	Yes																							
8.0652		Commercial explosives storage and manufacture. (Provisions of columns E through Q are as set forth in the Conditional Use Permit, but in no case shall they be less than that required by State law.)	Yes																							

(1) Where any road has a right of way less than fifty (50) feet in width add twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.

* Abutting a key lot.

== No requirement

A.	B.	C.	D.	E.	F.	G.	H.	I.	J.	K.	L.	M.	N.	O.	P.	Q.
Zone District Designation Section Number	None but the following uses, or those uses which in the opinion of the Planning Commission are similar in nature, will be permitted.	Conditional Use Permit Required	Minimum Building site required unless combined with a "B" District or a greater size is required by Health Dept. (sq. ft.)	Minimum front setback unless combined with any "B" District (feet)	Other minimum requirements on lots unless combined with any "B" District (feet)						Maximum coverage of bldg. site by buildings or structures subject to all other requirements herein	Minimum yard area for each living unit (sq.ft.)	Maximum height limit for buildings or structures (feet)	Minimum off-street parking space required. Parking requirement for uses not listed herein shall be set by the Planning Commission similar to those set forth hereunder.		
					Corner Lot			Interior Lot								
			Corner Lot	Interior Lot	Width	Side (1)	Rear*	Width	Side	Rear						
8.806	Growing and harvesting of timber and other forest products and related activities, including logging and all operations incidental to and connected therewith, road building, truck hauling; crop farming and harvesting; forest stations and lookouts; grazing; riding and hiking trails, stables and corrals; public and private playgrounds and parks; picnic areas; public utility buildings, structures and uses; structures accessory to any use listed above; signs not over sixty (60) sq.ft. in area appurtenant to any use allowed herein.	No	5 acres	5 acres	60	500	20	20	500	20	20	20%	—	35	As set forth in Conditional Use Permit.	
8.807	Development and processing of natural resources, including lumber mills, logging camps, mines and mining structures; agricultural processing plants; stands for the sale of products on premises; camp grounds; seasonal recreational campsites; golf courses, driving ranges; ski tow facilities; pack stations; airports; structures and uses accessory to the uses listed herein.	Yes														
8.808	Commercial Explosives Storage and Manufacture.	Yes	Requirements for Columns E through Q are as specified by the Conditional Use Permit, but in no case shall they be less than that required by State law.													

(1) Where any road has a right of way less than fifty (50) feet in width add twenty-five (25) feet to the front or side setback requirement, measured from the center of the travelled way.
 * Abutting a key lot.
 — No requirement.

APPENDIX C

OPEN SPACE AND CONSERVATION PLAN MAP

OPEN SPACE AND CONSERVATION PLAN

COUNTY OF PLACER, CALIFORNIA

1973



LEGEND

- GREENBELT AND OPEN SPACE
- TIMBER CROPLANDS
- AGRICULTURE
- OTHER

APPENDIX D
RESOLUTION OF ADOPTION

Before the Board of Supervisors
County of Placer, State of California

In the matter of: A RESOLUTION RELATING
TO OPEN SPACE AND CONSERVATION PLAN

Resol. No: 73-355

Ord. No: _____

Min. Bk: Pg.

The following RESOLUTION was duly passed by the Board of Supervisors of the County of Placer at a regular meeting held JUNE 26, 1973, by the following vote on roll call:

Ayes: Ferreira, Lee and Mahan

Noes: Thompson and Henry

Absent: None

Signed and approved by me after its passage.

ROBERT P. MAHAN

Chairman, Board of Supervisors

Attest: MAURINE I. DOBBAS
Clerk of said Board

By: Rose Marie Raco
Deputy.

BE IT HEREBY RESOLVED BY THE Placer County Board of Supervisors, County of Placer, State of California, that the Open Space and Conservation Plan attached hereto and incorporated herein by reference, is hereby adopted.

APPENDIX E

ACKNOWLEDGEMENTS

PLACER COUNTY BOARD OF SUPERVISORS

Robert P. Mahan, Chairman
Raymond S. Thompson
Alex Ferreira
C. T. "Jim" Henry
Michael Lee

PLACER COUNTY PLANNING COMMISSION

Chester A. Gibbs, Chairman
Francis M. Grey, Secretary
Frank Kee
George Feil
Bert Zerbe
William A. Nichols
Larry Sevison

PLACER COUNTY PLANNING DEPARTMENT

Project Staff

Thomas D. McMahan, Planning Director
Kenneth L. Milam, Assistant Planning Director
Donald R. Riolo, Senior Planner
David F. Mirtoni, Associate Planner
Tony E. Driggs, Draftsman
Eileen Lambertson, Administrative Secretary
Debi Ballenger, Stenographer

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JoAnn Oliver

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